

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 22, 2004

Eagle Creek LLC
P. O. Box 1288
Montrose, AL 36559

**Re: Case #SUB2004-00180
Eagle Creek Subdivision**

South side of Moffett Road, ½ mile± West of the South terminus of Double Branch Drive, extending West to the East termini of Lynn Drive and Satsuma Place, and extending South to the North terminus of Whitestone Drive.

228 Lots / 87.4± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on October 21, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50' from the centerline Moffett Road;
- (2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Moffett Road;
- (3) the provision of traffic calming devices in the area of Lots 137 and 158, and 180 and 194; exact locations and design to be approved by County Engineering;
- (4) the provision of a temporary turnaround between Lots 218 and 219;
- (5) all common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association;
- (6) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- (7) the approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- (8) the placement of the 25-foot minimum setback lines on the final plat;
- (9) the placement of a note on the final plat stating that direct access is denied to Satsuma Place and Lynn Drive until paved to County standards (street stubs to be constructed, barricades to be erected until existing roads are paved to County Standards);
- (10) approval of ALDOT for the entrance along Moffett Road; and
- (11) phasing to be reconfigured such that no more than 100 lots will be in the first phase(s) with Whitestone Drive as the only point of access—subsequent phases must start at another point of access from a constructed (paved) public right-of-way.

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After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at henley@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Rowe Surveying & Engineering Co., Inc.
Whitestone Joint Venture